

PROPERTY TAX APPEAL BOARD'S DECISION

APPELLANT: Northbrook Racquet Club
DOCKET NO.: 05-23618.001-C-2 & 05-23618.002-C-2
PARCEL NO.: 04-08-200-018-0000 & 04-08-201-006-0000

The parties of record before the Property Tax Appeal Board are Northbrook Racquet Club, the appellant, by attorney Huan Cassioppi Tran of Flannigan Bilton, Chicago, Illinois; and the Cook County Board of Review.

The subject property is improved with a part one-story and part two-story masonry constructed tennis club containing 55,820 square feet of building area. The building was constructed in 1970. The subject land is composed of two parcels containing a total of 99,024 square feet. Parcel 04-08-200-018-0000 is vacant and is classified as a Class 1 property under the Cook County Real Property Assessment Classification Ordinance and is to be assessed at 22% of market value. Parcel 04-08-201-006-0000 contains 1.95 acres or 84,942 square feet and is classified as a Class 5a property under the Cook County Real Property Assessment Classification Ordinance and is to be assessed at 38% of market value.

The appellant contends the market value of the subject property was not accurately reflected in its assessed valuation. To demonstrate the subject property's assessment was not reflective of its market value the appellant submitted a narrative appraisal estimating the subject property had a market value of \$900,000 as of January 1, 2004.

(Continued on Next Page)

Based on the facts and exhibits presented, the Property Tax Appeal Board hereby finds a reduction in the assessment of the property as established by the Cook County Board of Review is warranted. The correct assessed valuation of the property is:

Docket No.	Parcel No.	Land	Impr.	Total
05-23618.001-C-2	04-08-200-018-0000	\$21,780	\$0	\$21,780
05-23618.002-C-2	04-08-201-006-0000	\$223,780	\$80,600	\$304,380

Subject only to the State multiplier as applicable.

The board of review did not submit its "Board of Review Notes on Appeal" or any evidence in support of its assessed valuation of the subject property.

After reviewing the record and considering the evidence, the Property Tax Appeal Board finds that it has jurisdiction over the parties and the subject matter of this appeal. The Board further finds a reduction in the subject's assessment is supported by the evidence in the record.

The appellant contends the market value of the subject property is not accurately reflected in its assessed valuation. When market value is the basis of the appeal the value of the property must be proved by a preponderance of the evidence. National City Bank of Michigan/Illinois v. Illinois Property Tax Appeal Board, 331 Ill.App.3d 1038 (3rd Dist. 2002). The Board finds the appellant met this burden of proof and a reduction in the subject's assessment is warranted.

The appellant in this appeal submitted evidence in the form of an appraisal to support the contention that the subject property was not accurately assessed. The board of review did not submit any evidence in support of its assessment of the subject property or to refute the evidence submitted by the appellant as required by Section 1910.40(a) of the Official Rules of the Property Tax Appeal Board. The Board has examined the information submitted by the appellant and finds that it supports a reduction in the assessed valuation of the subject property.

This is a final administrative decision of the Property Tax Appeal Board are subject to review in the Circuit Court or Appellate Court under the provisions of the Administrative Review Law (735 ILCS 5/3-101 et seq.) and section 16-195 of the Property Tax Code.



Chairman



Member



Member



Member



Member

DISSENTING: _____

C E R T I F I C A T I O N

As Clerk of the Illinois Property Tax Appeal Board and the keeper of the Records thereof, I do hereby certify that the foregoing is a true, full and complete Final Administrative Decision of the Illinois Property Tax Appeal Board issued this date in the above entitled appeal, now of record in this said office.

Date: September 28, 2007



Clerk of the Property Tax Appeal Board

IMPORTANT NOTICE

Section 16-185 of the Property Tax Code provides in part:

"If the Property Tax Appeal Board renders a decision lowering the assessment of a particular parcel after the deadline for

filing complaints with the Board of Review or after adjournment of the session of the Board of Review at which assessments for the subsequent year are being considered, the taxpayer may, within 30 days after the date of written notice of the Property Tax Appeal Board's decision, appeal the assessment for the subsequent year directly to the Property Tax Appeal Board."

In order to comply with the above provision, YOU MUST FILE A PETITION AND EVIDENCE WITH THE PROPERTY TAX APPEAL BOARD WITHIN 30 DAYS OF THE DATE OF THE ENCLOSED DECISION IN ORDER TO APPEAL THE ASSESSMENT OF THE PROPERTY FOR THE SUBSEQUENT YEAR.

Based upon the issuance of a lowered assessment by the Property Tax Appeal Board, the refund of paid property taxes is the responsibility of your County Treasurer. Please contact that office with any questions you may have regarding the refund of paid property taxes.